173.0	0003	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	594,600 /	594,600
					USE VALUE:	594,600 /	594,600
					ASSESSED:	594,600 /	594,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		LORNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCCUE DANIEL	
Owner 2:	NG CYNTHIA	
Owner 3:		
Street 1:	8 LORNE ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	WANG LINTAO -
Owner 2:	ZHANG HONGXING -
Street 1:	8 LORNE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,050 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Aluminum Exterior and 1728 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4050.000	215,500		379,100	594,600
Total Card	0.093	215,500		379,100	594,600
Total Parcel	0.093	215,500		379,100	594,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.10 | /Parcel: 344.1

Legal Description

User Acct 115020

GIS Ref

GIS Ref

Insp Date 10/31/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 173.0-0003-0010.0

!13422!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	215,400	0	4,050.	379,100	594,500	594,500	Year End Roll	12/18/2019
2019	101	FV	200,900	0	4,050.	373,600	574,500	574,500	Year End Roll	1/3/2019
2018	101	FV	200,900	0	4,050.	287,000	487,900	487,900	Year End Roll	12/20/2017
2017	101	FV	200,900	0	4,050.	270,800	471,700	471,700	Year End Roll	1/3/2017
2016	101	FV	200,900	0	4,050.	249,100	450,000	450,000	Year End	1/4/2016
2015	101	FV	174,300	0	4,050.	232,800	407,100	407,100	Year End Roll	12/11/2014
2014	101	FV	174,300	0	4,050.	214,400	388,700	388,700	Year End Roll	12/16/2013
2013	101	FV	174,300	0	4,050.	214,400	388,700	388,700		12/13/2012

PRINT

Date	Time
12/11/20	03:22:51

LAST REV

Date	Time
04/24/17	09:56:07

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13422

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WANG LINTAO,	57145-47		7/15/2011		368,000	No	No		
GUAGENTY ANDREW	40277-47		8/1/2003		352,000	No	No		
KARAMANIAN LAUR	38613-449		4/1/2003	Family	1	No	No		
KOHL JOHN	31192-21		3/6/2000		265,000	No	No		
SZENTGYORGYI AN	23936-292		11/22/1993		178,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/2015	276	Redo Bat	10,000		4/1/2015			Renovate existing
3/28/1995	126	Manual	3,200					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2015	Permit Insp	PC	PHIL C
7/2/2012	External Ins	BR	B Rossignol
10/15/2011	MLS	EMK	Ellen K
10/31/2008	Meas/Inspect	345	PATRIOT
1/31/2004	MLS	HC	Helen Chinal
6/12/2000	MLS	MM	Mary M
12/21/1999	Mailer Sent		
12/14/1999	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	115020
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4050		Sq. Ft.	Site		0	70.	1.34	6									379,051						379,100	

Total AC/HA: 0.09298 | Total SF/SM: 4050 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 379,051 | Spl Credit | Total: 379,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	10 - Parquet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.03720999
Adj $ / SQ:	147.025
Other Features:	71500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	292767
Depreciation:	77290
Depreciated Total:	215476

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

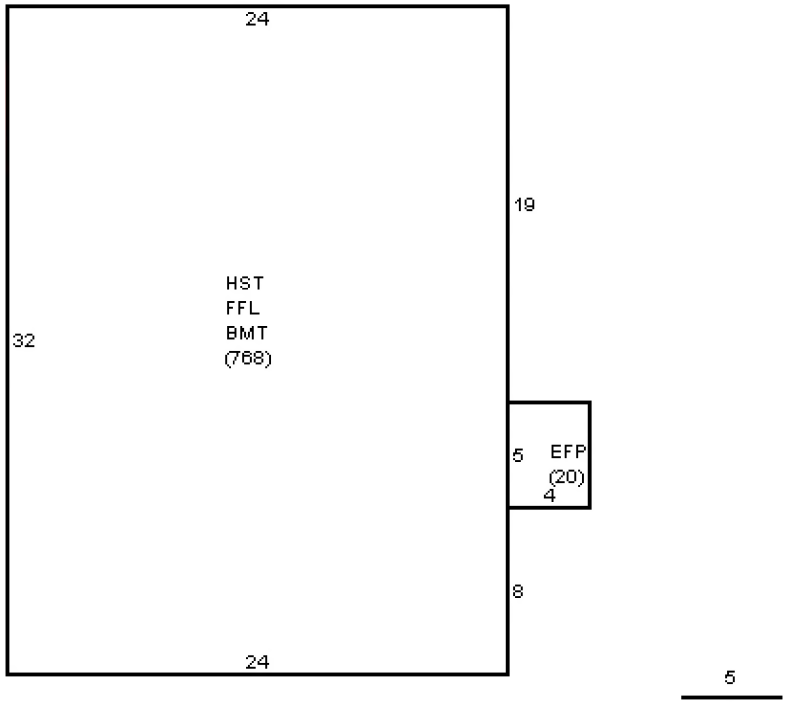
No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	147.02
Special Features:	0	Val/Su Net:	111.08
Final Total:	215500	Val/Su SzAd	187.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	65.610	50,388
FFL	First Floor	768	147.020	112,915
HST	Half Story	384	147.020	56,457
EFP	Enclos Porch	20	75.300	1,506

Net Sketched Area:	1,940			Total:	221,266
Size Ad	1152	Gross Are	2324	FinArea	1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc